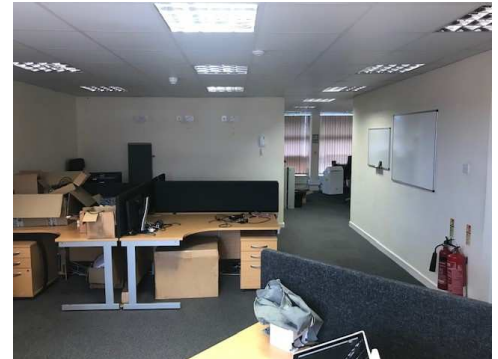
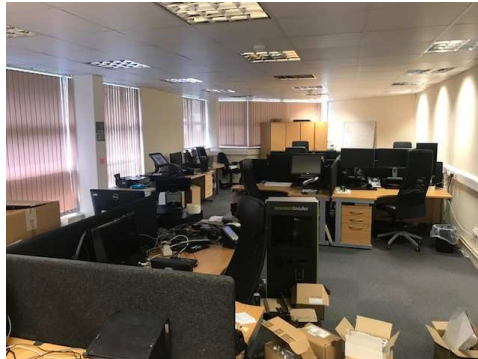




**83 RIVERSIDE ESTATE,  
SIR THOMAS LONGLEY ROAD, MEDWAY CITY ESTATE,  
ROCHESTER, KENT ME2 4BH**



**2 STOREY BUSINESS UNIT  
2,550 SQ. FT. (236.9 M<sup>2</sup>)**

**FOR SALE/TO LET**



**01634 668000  
watsonday.com**

## LOCATION

The property is situated within Phase III of the Riverside Estate on the Medway City Estate, Rochester. There is access from Medway City Estate to either Junction 1 of the M2 motorway via the Wainscott Northern Bypass or to Junction 4 of the M2 via the Medway Tunnel, Gillingham Northern Link Road and the A289 Hoath Way. The M2 provides access to the M25 motorway, the national motorway network, London, the Channel Tunnel terminal and the port of Dover.

## DESCRIPTION

The property comprises a modern, 2 storey office/business unit with brick elevations beneath a pitched roof and with double glazed aluminium framed windows. The unit is designed to provide maximum flexibility and whilst fitted entirely as offices at the present time could be utilised as first floor offices with production/storage or offices to the ground floor. Salient features include:-

- Suspended ceilings with recessed lighting to first floor
- Gas fired heating to radiators to first floor
- WCs and kitchen area
- On-site parking

## ACCOMMODATION

Ground Floor	1,250 sq. ft.	(116.1 m <sup>2</sup> )
First Floor	<u>1,300 sq. ft.</u>	<u>(120.8 m<sup>2</sup>)</u>
<b>Total</b>	<b>2,550 sq. ft.</b>	<b>(236.9 m<sup>2</sup>)</b>

## PURCHASE PRICE

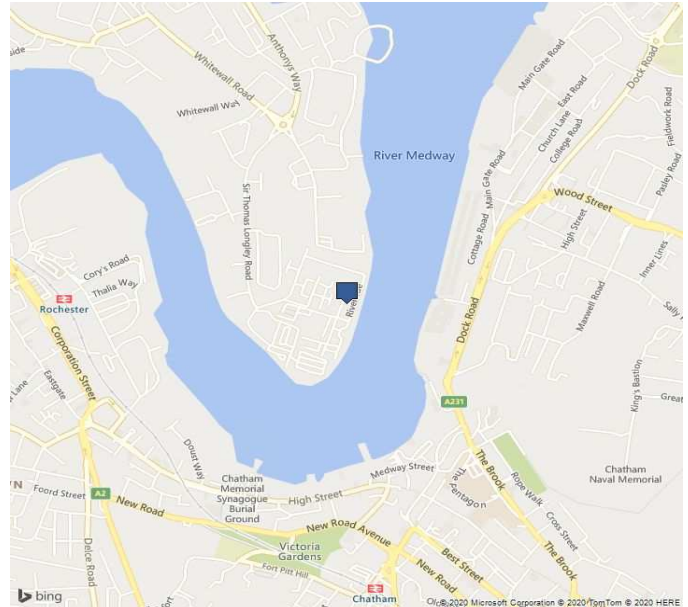
£250,000 for a leasehold interest for a term of 999 years from 13<sup>th</sup> October 1989 at a peppercorn rent.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## LEASE TERMS & RENT

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £19,950 per annum exclusive.

## LOCATION PLAN



## VAT

We are advised by our client that the property is elected for VAT and therefore VAT will be payable.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is £17,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (81) and is valid until 27.02.2022. An Energy Performance Certificate is available to view upon request.

## VIEWING

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

**Kevin Dempster**  
**01634 668000**

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**